

City of Pleasant Hill

April 7, 2009

HOUSING POLICY
DEVELOPMENT, HCD

APR 10 2009

Department of Housing and Community Development
Division of Housing Policy Development
PO Box 952053
Sacramento, CA 94252-2053

RE: Annual General Plan and Housing Element Progress Report

To Whom It May Concern:

Attached is a copy of the City of Pleasant Hill report on the status of the General Plan and progress in meeting the City's share of the regional housing needs pursuant to California Government Code § 65400. It is submitted to the Department of Housing and Community Development per § 65400.

This report was approved by the Pleasant Hill City Council on April 6, 2009. If you have any questions, please contact me at 925-671-5218 or gfuz@ci.pleasant-hill.ca.us.

Sincerely,



Greg Fuz
City Planner

Attachments

CC: File

RESOLUTION NO. 20-09

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANT HILL,
ACCEPTING THE ANNUAL REPORT ON THE CURRENT STATUS OF
IMPLEMENTATION OF THE HOUSING ELEMENT AND GENERAL PLAN

WHEREAS, Section 65400 of the California Government Code requires that each legislative body report annually on the progress of the implementation of the Housing Element and General Plan to the Governor's Office of Planning and Research, and the State Department of Housing and Community Development; and

WHEREAS, the annual report has been prepared and submitted for Planning Commission review summarizing the progress that has been made in implementing the General Plan and Housing Element between 2005 and 2008; and

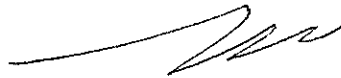
WHEREAS, on March 10, 2009, the Planning Commission, as the City planning agency, recommended the City Council accept the annual report of the current status of the implementation of the Housing Element and General Plan; and

WHEREAS, this annual report is statutorily exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to the Guidelines for the Implementation of CEQA, Section 15262, Feasibility and Planning Studies.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Pleasant Hill hereby accepts the annual report and directs staff to transmit the report to the Governor's Office of Planning and Research and the State Department of Housing and Community Development.

ADOPTED by the City Council, City of Pleasant Hill, on the 6th day of April, 2009.

AYES: Durant, Hanecak, Mitchoff, Williamson, Harris
NOES: None
ABSTAIN: None
ABSENT: None




MICHAEL G. HARRIS, O.D., Mayor

ATTEST:


MARTY C. MCINTURF, City Clerk

Approved as to form:


DEBRA S. MARGOLIS, City Attorney


CERTIFIED A TRUE COPY
LYNN A. BEARDMAN
DEPUTY CITY CLERK, CITY OF PLEASANT HILL

RESOLUTION NO. 07-09

A RESOLUTION OF THE PLANNING COMMISSION, CITY OF PLEASANT HILL,
RECOMMENDING THE CITY COUNCIL ACCEPT THE ANNUAL REPORT OF THE
CURRENT STATUS OF IMPLEMENTATION OF THE HOUSING ELEMENT
AND GENERAL PLAN

WHEREAS, Section 65400 of the California Government Code requires that each planning agency report annually on the progress on the implementation of the General Plan; and

WHEREAS, the annual report has been prepared and submitted for Planning Commission review summarizing the progress that has been made in implementing the General Plan and Housing Element between 2003 and 2008; and

WHEREAS, this annual report is statutorily exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to the Guidelines for the Implementation of CEQA, Section 15262, Feasibility and Planning Studies.

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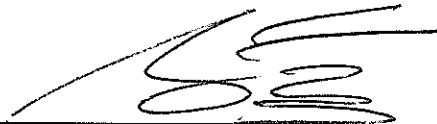
ADOPTED by the Planning Commission, City of Pleasant Hill, on the 10th day of March, 2009.

AYES: Bonato, Mascaro, Vavrek, Wallace, Fellingner

NOES: None

ABSTAIN: None

ABSENT: Abbott, Lombardi



GREG FUZ, Secretary
Planning Commission

Approved as to form:


DEBRA S. MARGOLIS, City Attorney

Planning Commission

staff report

March 10, 2009

Consent Item 1: **Annual Report on the Status of the City of Pleasant Hill General Plan and Progress in Meeting the City's Share of the Regional Housing Needs Pursuant to Government Code Section 65400**

Project Planner: Troy Fujimoto, (925) 671-5224, tfujimoto@ci.pleasant-hill.ca.us

I. INTRODUCTION

A. Background

State planning law requires the City to prepare an annual status report on the General Plan. Specifically, Government Code Section 65400 requires, in relevant part, that the City planning agency:

1. Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the General Plan or element of the General Plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the General Plan.
2. Provide an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development that includes all of the following:
 - a. The status of the plan and progress in its implementation.
 - b. The progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583.
 - c. The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan.

This report provides an update on the status of the General Plan, in particular the Housing Element, and the progress made in meeting goals and objectives from 2005, when the last update was provided, through 2008.

B. Report Layout

This report is divided into the following sections:

B. Progress in Implementation of the Housing Element

The Housing Element identified a Housing Program Strategy with 8 goals, 24 policies and 60 programs. Attachment B (Evaluation of Housing Element Implementation Programs) lists in detail the various Goals and Programs, with their current status for this reporting period of January 1, 2003 to December 31, 2008.

C. Status of General Plan Activities

This section of the report focuses on General Plan Amendments from January 1, 2005 to December 31, 2008. There was a total of one (1) General Plan Amendment approved during this time period. The one amendment was initiated by a private property owner related to construction of a new restaurant ("Back Forty") and involves re-designating the site from office to commercial retail use. The amendment was found to be in conformance with the goals, programs and policies of the general plan, including those contained in the Community Development, Economic Strategy, Circulation and Safety and Noise Elements.

The following are other examples of significant recent General Plan implementation actions by the City:

- Adoption of City Wide Design Guidelines to establish residential design guidelines and included guidelines to address small-lot development (CD Program 3.1 and Housing Program 5.8).
- Rezoning of land to allow high density development at 205-207 Coggins Drive (Housing Program 2.3).
- Spending approximately \$235,000 per year funding Grayson Creek Apartments (100% affordable), provide grants and monies for rehabilitation and other improvements (Housing Programs 3.6 and 5.3).
- Adoption of an updated Condominium Conversion ordinance that included provisions for affordable housing and clarifying when conversions may or may not be considered (Housing Program 6.6).
- Adoption of a Reasonable Accommodation Ordinance that provides processing and review and approval procedures for accommodation requests based on disabilities (Housing Programs 7.2 and 7.3).
- Adoption of the Contra Costa Center Specific Plan to guide redevelopment of a key commercial site at the gateway to the City (CD Program 6.1).
- Implementation of the redevelopment of the "Crossroads" portion and the "Subarea I" portion of the Contra Costa Center Specific Plan, including substantial roadway and intersection improvements within the area (CD Program 6.1).

- Appropriation of funds and preparation of preliminary designs for an outdoor public stage at the City Hall facility (CD Program 8.3).
- Adoption of a development fee for the purpose of funding future updates of the General Plan.
- Adoption of a major amendment to the City's "Pleasant Hill Commons" Redevelopment Plan incorporating the DVC site into the Plan. This site is planned for future commercial, residential and/or mixed use development consistent with the General Plan.

More information on Housing Element Programs and the implementation actions taken by the City can be found in Attachment B. The City continues to actively pursue implementation of the goals, policies and programs of its 2003 General Plan.

In addition, to the examples mentioned above, the following are examples of recent General Plan implementation actions that were implemented as part of the Capital Improvement Plan of the City:

- Street Resurfacing Program (Circulation Goal 1, maintain a safe and efficient circulation system and CD Goal 1, preserve neighborhoods): These projects include: 2008 Street Resurfacing Project at Gregory Gardens I; Contra Costa Contra Rehabilitation Project (Gregory Lane to Beth/Doray Drive); Taylor Boulevard Pavement Overlay Project (Morello Avenue to South City Limits) and 2007 Street Resurfacing Project (includes resurfacing of 13 major collectors).
- Contra Costa Boulevard Median Retrofit Project (CD Goal 9, maintain and enhance scenic routes and corridors): Retrofitting landscape center medians from high water using lawns to drought tolerate plants and trees from Gregory Lane to Beth/Doray Drive. A second project within this corridor included the installation of new Ornamental Street Lights.
- 2007 Curb Ramp Installation Project (Circulation Goal 6, prioritize access and mobility for persons with disabilities): The project installed 96 new Americans with Disabilities Act (ADA) compliant accessibility curb ramps throughout the City.
- Buskirk Avenue Improvement Project (Circulation Goal 1, maintain a safe and efficient circulation system): The project widened the roadway adjacent to the Crossroads Shopping Center from two to four lanes which provided for better access to the new shopping center and reduced traffic congestion in the area.
- Taylor Boulevard and Gregory Lane Signal Coordination (Circulation Goal 1, maintain a safe and efficient circulation system and reduce speeding): The City developed and implemented new signal coordination timing plans to improve traffic flow along these corridors.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Division of Housing Policy Development

1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177
FAX (916) 327-2643

ATTACHMENT A ^{RM01}

September 29, 2005

Mr. Henry Gardner
Executive Director
Association of Bay Area Governments
P.O. Box 2050
Oakland, CA 94604-2050

Dear Mr. Gardner:

Re: ABAG Regional Housing Needs Determination

This letter is in response to your request for an extension for Association of Bay Area Governments' (ABAG) fourth revision of the Regional Housing Needs Determination (RHND), pursuant to Section 65584.02 of the California Government Code. As you know, this statutory provision authorizes such an extension in order to coordinate the RHND process with the next Regional Transportation Plan (RTP) update. The request is to accommodate coordination of the projections and forecasting processes of the next RHND for your region with the Metropolitan Transportation Commission's (MTC's) development of the 2008 RTP.

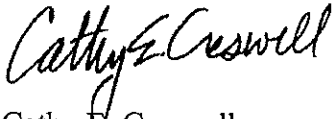
Based on correspondence, including letters of August 9, 2005 and May 2, 2005, and staff discussions including a consultation between Department and ABAG staff on May 25, 2005, the Department is granting the two-year extension of the housing element due date for jurisdictions within your region, conditioned as outlined below. As a result, the due date for updating housing elements for local governments within ABAG is extended until June 30, 2009. This means the next (fourth) statutory due date for updates of housing elements within the ABAG region, as otherwise set forth in Government Code Section 65588 (e)(2), is extended to June 30, 2009, instead of June 30, 2007.

The RHND process will be implemented consistent with the enclosed schedule (Attachment I), with the identified tasks to be undertaken no later than the dates indicated. During the consultation, ABAG staff agreed the timeline allows sufficient time and flexibility to meet all the deadlines in order for ABAG to adopt a final Regional Housing Needs Allocation (RHNA) no later than June 30, 2008 (12 months prior to the extended housing element update due date of June 30, 2009). As you are aware, jurisdictions within your region may request use of a subregional allocation process; thus the deadlines for this option are included in the enclosure if it is to be used. If the subregional option is not used, those dates are not applicable. The Department encourages ABAG to assess early on whether there is interest in the subregional process, as it would be necessary to incorporate this process into the methodology for the allocation within the region.

Mr. Henry Gardner
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The Department looks forward to continuing working with ABAG on the regional housing need process. If you, or your staff, have any questions, please feel free to contact Linda Wheaton, Assistant Deputy Director, at (916) 327-2642.

Sincerely,

A handwritten signature in cursive script that reads "Cathy E. Creswell".

Cathy E. Creswell
Deputy Director

Enclosure

cc: Paul Fassinger, Director, Research and Analysis, ABAG
Janet McBride, Planning Director, ABAG

Attachment I

Schedule for ABAG Regional Housing Needs Allocation

Regional Allocation Deadlines		Allocation Deadlines if Subregional Option Used	
2006			
April 30	ABAG/HCD consultation on region's share of statewide housing need [65584.02(b)]		
June 30	ABAG requests information from jurisdictions for developing methodology [65584.04(b)(1)]	August 31	Deadline for creating subregional entities [65584.03(a)]
December 31	ABAG develops a proposed methodology [65584.04(a)]. Start of 60-day public comment period about methodology [65584.04(h)]; must include at least one public hearing [65584.04(c)]	December 31	The subregion develops a proposed methodology [65584.04(a)]. Start of 60-day public comment period about methodology [65584.04(h)]; must include at least one public hearing [65584.04(c)]
2007			
January – March	ABAG adopts a final methodology [65584.04(h)]	January – March	Subregion adopts a final methodology [65584.04(h)]
March 1	HCD determination of regional housing need [65584.02(a)(1)]		
Prior to June 30	ABAG issues DRAFT RHNA [65584.05(a)].	May 1	ABAG determination of housing need assigned to each subregion. At least one public hearing must be held prior to allocation [65584.03(c)].
Prior to June 30	ABAG reviews DRAFT RHNA's of subregions for compliance with Gov. Code Sec. 65584.03(d); if noncompliant, ABAG completes allocation process for affected jurisdictions	Prior to June 30	Subregion issues DRAFT RHNA's [65584.05(a)].
Prior to August 31	Local jurisdictions may request revisions to DRAFT allocation [65584.05(b)]	Prior to August 31	Local jurisdictions may request revisions to DRAFT allocation [65584.05(b)]
Prior to October 31	ABAG responds to revision requests (within 60 days of submittal) [65584.05(c)]	Prior to October 31	Subregion responds to revision requests (within 60 days of submittal) [65584.05(c)]
December – February	Local jurisdictions may appeal DRAFT RHNA (60 day period)	December – February	Local jurisdictions may appeal DRAFT RHNA (60 day period)
2008			
January- Feb.	Continuation of 60 days for Local jurisdictions to appeal DRAFT RHNA	January- Feb.	Continuation of 60 days for Local jurisdictions to appeal DRAFT RHNA
January – April	ABAG public hearing on appeals (within 60 days after deadline for filing appeal) [65584.05(e)].	January – April	Subregion public hearing on appeals (within 60 days after deadline for filing appeal) [65584.05(e)].
February – April	ABAG issues FINAL RHNA proposal (within 45 days of end of 60-day appeals period) [65584.05(f)].	February – April	Subregion issues FINAL RHNA proposal (within 45 days of end of 60-day appeals period) [65584.05(f)].
February – June	ABAG public hearing to adopt FINAL allocation (within 45 days of issuing final allocation) [65584.05(h)]. Submit adopted Final Allocation to HCD.	February – March (prior to ABAG's)	Subregion public hearing to adopt FINAL allocation (within 45 days of issuing final allocation) [65584.05(h)]. Subregions submit FINAL allocations to ABAG
August	HCD completes review of FINAL RHNA [65584.05(h)].		
2009			
June 30	Adopted Housing Element updates due to HCD, preceded by submittal of draft elements		

Evaluation of Housing Element Programs

Program	Quantified Objective	Achievement	Further Progress Needed
Goal 1: Maintain a housing supply sufficient to meet the housing needs of all Pleasant Hill residents.			
<p>Policy 1A. Monitor residential and job producing development in the city in order to maintain an adequate housing supply for city residents.</p> <p>Policy 1B. Maintain a sufficient supply of residential land with appropriate zoning to meet locally generated housing needs.</p> <p>Policy 1C. Provide active leadership in implementing the policies and programs contained in the Housing Element.</p> <p>Policy 1D. Encourage and facilitate inter-jurisdictional development of affordable housing.</p>			
<i>Program 1.1 – Report annually to the City Council and Planning Commission regarding the amount and type of housing activity.</i>	N/A	Annual reports have been provided to the City Council and Planning Commission. Reports over the past couple of years have provided continual updates that give information on housing projects throughout the City.	Annual reports to the City Council and Planning Commission will continue
<i>Program 1.2 – Work with the Regional Transportation Planning Committees (TRANSPAC/TRANSPLAN) and the other transportation sub-regions to limit potential traffic congestion created through new development.</i>	N/A	The City has worked with the Regional Transportation Planning Committees (TRANSPAC) and actively participates with the regional transportation agency (CCTA), both of which are tasked to limit traffic congestion throughout the City and larger region. Work with TRANSPAC has resulted in a grant that allowed the City to improve the traffic signal timing along Contra Costa Blvd., which helped to improve congestion in this important transportation corridor.	Continue to work with and participate with TRANSPAC to address traffic congestion related to new development.
<i>Program 1.3 – Continue to provide zoning categories that allow a range of housing densities sufficient to meet the City's share of Regional Housing Needs, as required by ABAG.</i>	N/A	Continued to maintain different zoning districts that have a range of densities to accommodate single and multi-family residential development. The previous Housing Element included most sites that did not require rezoning, however, a portion of the 205-207 Coggins Drive site was rezoned from commercial to Planned Unit Development for purposes of the	Maintain and respond to future housing needs by rezoning appropriate sites throughout the City as needed

Program	Quantified Objective	Achievement	Further Progress Needed
		part of which would include affordable housing. The City also worked with the County on the completed "Shaping our Future" smart growth strategy.	
<i>Program 1.9 – consider annexation of parcels in the Sphere of Influence if necessary to meet the City's assigned share of the Regional Housing Needs Determination.</i>	<i>As Needed</i>	The City has considered proposals for annexation within its sphere of influence. The previous housing element identified that the City could meet its housing needs without annexing additional land.	Continue to consider annexations for residential development within the City's sphere of influence if necessary to meet the City's assigned share of the Regional Housing Needs Determination (RHNA).
Goal 2: Promote diversity in tenure, type, size, location and price to permit a choice of housing for persons of all economic levels.			
<p>Policy 2A. Allow a variety of housing types to be built on residential sites.</p> <p>Policy 2B. Remove constraints to production and availability of housing when consistent with other General Plan policies (Programs 2.3 and 2.4 address the most critical constraints).</p> <p>Policy 2C. Facilitate priority "fast track" processing by shortening the review process where appropriate for affordable, below market rate and special needs housing projects.</p> <p>Policy 2D. Encourage mixed-use development at underutilized sites, where appropriate.</p>			
<i>Program 2.1-Update the Zoning Ordinance to facilitate small-lot development, small single-family units and single-family attached units through amendments such as decreased setbacks, zero-lot line allowances, lot clustering through the Planned Development process, and shared parking provisions in appropriate locations.</i>	24 VL 34 M 40 AM	The city allows this type of small lot development through the Planned Unit Development process. Small developments have taken advantage of the flexible development standard allowances to cluster the development. The City recently adopted City-Wide Design guidelines that include guidelines for small and cluster development proposals, especially in the hillside areas. The goal is to preserve existing natural areas and provide for the maximum amount of open space. 53 market-rate units and 1 moderate unit of this type have been constructed in Pleasant Hill during this Housing Element reporting period.	Consider establishing an overlay district or establish development standards for small-lot developments in addition to the existing Planned Unit Development regulations.
<i>Program 2.2-Allow manufactured housing in residential districts in accordance with</i>	6 VL	The City allows manufactured housing provided that it meets	Continue to implement

Program	Quantified Objective	Achievement	Further Progress Needed
<i>Ordinance to allow by right the development of multifamily residential in a Mixed Use Project.</i>		a residential component that can be mixed with commercial, office, etc. The City has also held preliminary study sessions in regards to establishing Mixed Use Zoning	conformance with the General Plan Mixed Use Land Use designation.

Program	Quantified Objective	Achievement	Further Progress Needed
<i>Program 3.6-Use redevelopment housing set-aside funds to fund housing programs throughout the city. California Redevelopment Law requires the Redevelopment Agency to set aside 20 percent of the total tax increment revenue generated annually for the preservation or production of housing for low and moderate income households.</i>	<i>\$450,000 per year</i>	The Pleasant Hill Redevelopment Agency spends \$235,000 per year funding Grayson Creek Apartments which are 100% affordable. It also granted \$60,000 to Garden Park Apartments (homeless family transition housing) in 2006 for stair and railing replacement. Also, the Redevelopment Agency budgets about \$200,000/yr of its low/mod housing money to fund its Housing Rehabilitation Loan Program	Continue to fund the Housing Rehabilitation loan program; continue to fund Grayson Creek; and continue to assist non-profit organizations that provide affordable housing in Pleasant Hill.
<i>Program 3.7-Explore a variety of new funding mechanisms for affordable housing production, including a jobs-housing linkage fee and issuance of both taxable and tax-exempt bonds.</i>	<i>N/A</i>	The Redevelopment Agency is exploring the possibility of using RDA funds to "buy down" rents in market-rate building to low-income affordable levels. It is also having discussions with non-profit housing providers concerning the purchase of existing market-rate apartment complexes and converting them to affordable units. The City also worked with the County concerning the federal Neighborhood Stabilization program	Continue to explore the possibility of rent "buy down" and/or the purchase of an apt complex and converting it to affordable.
<i>Program 3.8-Invite non-profit housing developers to work with the City in promoting and encouraging affordable housing.</i>	<i>N/A</i>	The City worked with BRIDGE Housing on Grayson Creek; Affordable Housing Associates with the acquisition of Hookston Manor; Contra Costa Interfaith and Mercy Housing on Garden Park Apartments; and is having on-going discussions with another non-profit housing provider concerning the purchase of an existing apartment complex	Continue to work with affordable non-profit housing developers to provide affordable housing in Pleasant Hill.
<i>Program 3.9-Encourage limited equity residential cooperatives and other non-profit enterprises.</i>	<i>N/A</i>	The City has not found any sponsors to develop this program.	Continue to search for sponsors to utilize State funds to develop a limited equity co-op.
<i>Program 3.10-Provide developers with the opportunity to utilize tax-exempt revenue bonds.</i>	<i>1999 and Ongoing</i>	During this reporting period, the City did not use/issue any tax-exempt revenue bonds.	The City will continue to offer support to developers through tax-exempt financing when affordable housing will be produced and where feasible.

		projects were Grayson Creek, Hookston Manor and Garden Park Apartments.	and local requirements.
<i>Program 4.3-Encourage housing for the mentally disabled.</i>	6 VL 6 L	The zoning ordinance allows facilities for the mentally disabled. Depending on the number of patients, the facility could be allowed with (more than six) or without discretionary review (greater than six). Since the last housing element, the City has approved approximately 80 beds/units.	None needed.
<i>Program 4.4-Allow emergency shelters in all residential zoning districts and the Retail Business Zoning District – not restricted to church and school sites; and amend the Zoning Ordinance to facilitate the development of shelters and transitional housing by, for example, providing for flexible development standards.</i>	Designate 2 locations for 50 beds total	Research has begun to analyze impacts and standards with locating emergency shelters in residential and retail business zoning districts in preparation of a zoning ordinance amendment. It is expected that the ordinance amendment would be completed by Summer 2009.	Amend the zoning ordinance to include emergency shelters in residential and retail business zoning districts
<i>Program 4.5-Allow transitional housing in districts zoned for residential uses.</i>	28 VL	Garden Park Apartments provides 28 Very low income units for formerly homeless families and was begun in 2004.	None at this time.
<i>Program 4.6-Monitor statistics from police, county agencies or private organizations regarding homeless shelter needs.</i>	N/A	The City participated in the homeless count in 2007 and will be involved with the 2009 count.	The City will continue to correspond with local homeless agencies.
Goal 5: Protect and rehabilitate the existing housing stock.			
Policy 5A. Maintain and enhance the quality of Pleasant Hill's neighborhoods so they will retain their value as they mature.			
Policy 5B. Preserve Pleasant Hill's existing housing stock in habitable condition.			
Policy 5C. Ensure that new residential development is compatible with surrounding neighborhoods.			
Policy 5D. Encourage single-family remodeling, and require additions to reflect the mass and scale of adjacent homes.			
Policy 5E. Provide public services and improvements that keep neighborhoods safe and livable.			
<i>Program 5.1-Retain existing residential zoning and discourage non-residential uses in residential zones.</i>	N/A	The City has not approved any rezoning of property from residential to non-residential. Most non-residential uses require a use permit and result in substantial analysis before the use is granted.	Continue to discourage requests to re-zone properties from residential to non-residential
<i>Program 5.2-Continue the Neighborhood Preservation program to provide low interest loans for rehabilitation of homes owned or occupied by low to moderate income households.</i>	5 L 10 M	Even though the City has a Rehabilitation loan program a few residents were referred to the County's Neighborhood Preservation program during this Housing Element period due to varying reasons.	Continue to use the Neighborhood Preservation program as needed.

<i>Program 6.2-Identify assisted dwelling units at risk of conversion to market rate (including in privately developed neighborhoods such as Sherman Acres, Fair Oaks, and Pleasant Homes), and work with property owners to preserve the units for low-income families.</i>	N/A	The City maintains a list of affordable units and periodically rechecks it. During this Housing Element period, the Redevelopment Agency kept 104 units affordable. This was done by assisting a non-profit (Affordable Housing Associates), with the purchase of Hookston Manor. The affordability covenants on this 100 unit senior facility had expired and the owner was trying to sell it at market rate. Also, the Redevelopment Agency bought back 4 moderate units at Gallery Walk from the original purchasers and resold them to qualified families.	Continue to monitor the affordable units and assist with keeping them affordable when and where possible.
<i>Program 6.3-Ensure that occupants of below market rate ownership units meet specified income requirements t time of purchase.</i>	N/A	The City qualifies all purchasers of affordable units and requires annual reports from all properties that have affordable rental units	Continue this process.
<i>Program 6.4-Require resale and rental controls on below market rate units provided through the inclusionary housing provisions or through public assistance.</i>	N/A	The City and Redevelopment Agency has resale and rental controls on all assisted units.	Continue this process.
<i>Program 6.5-Explore a variety of tools for preserving assisted units, including monitoring at-risk units, participating in acquisition of below-market rental units by tenants or non-profits, facilitating refinancing or purchase of developments from owners who file a notice indicating that they intend to opt out of a subsidy agreement, and providing technical and relocation assistance to tenants.</i>	25 VL	The City worked with the County and other agencies to develop a Housing Trust Fund. However that project was not supported by the State. The Redevelopment Agency is exploring an option to provide affordability covenants on various rental units located throughout the City.	Continue to explore the development of an affordability covenant program.
<i>Program 6.6-Enforce existing condominium conversion ordinance. Prohibit further conversions until the threshold percentage of apartments is achieved.</i>	N/A	The City recently amended its existing residential condominium conversion ordinance. The amendment included adding an apartment threshold and further restrictions to conversions including establishing a city-wide apartment vacancy rate prior to considering conversions.	Continue to enforce the City's Condominium Conversion Ordinance.
<i>Program 6.7-Regularly evaluate the proportion of rental apartments in the City to ensure appropriate implementation of the condominium conversion ordinance.</i>	N/A	Rental units account for approximately 31% of the City's dwelling units.	Continue to monitor the proportion of rental units in the City.
Goal 7: Ensure equal housing opportunities for all.			
Policy 7A. Ensure that individuals and families seeking housing in Pleasant Hill are not discriminated against on the basis of age, disability, gender, sexual orientation, family structure, national origin, ethnicity, religion, lawful occupation, or other similar factors.			
<i>Program 7.1-Establish a formal agreement with the Housing Alliance of Contra Costa County for referral of discrimination complaints in Pleasant Hill and providing funding to support such a program.</i>	25,000/year	Instead of a formal agreement with Housing Alliance, the City falls under the County's CDBG "umbrella". As such, residents with	Continue to refer residents to appropriate agencies.

<i>Conservation Standards for new residential construction and additions to existing structures.</i>		Title 24 standards through the building permit process.	compliance with Title 24 requirements and any new energy conservation requirements originated from the State.
<i>Program 8.2-Encourage innovative designs to maximize passive energy efficiency.</i>	N/A	The recently adopted city-wide design guidelines include recommendations to incorporate design that encourage energy efficiency and cost savings.	Continue to encourage new development to incorporate energy efficiency techniques into projects. Amend the General Plan to include elements to minimize climate change which could include green building and other energy efficiency programs.
<i>Program 8.3-Provide information to the public, and support efforts by public utilities, to encourage home conservation practices.</i>	N/A	The City has worked cooperatively with utilities (PG&E, EBMUD) to promote energy conservation and provide education to the public. Most recently the City teamed with PG&E to sponsor and hold a CFL light bulb giveaway and information handout to the residents of the City.	Continue to work with utilities to support efforts to conserve energy. Provide information to the public about home conservation practices through the internet, city newsletter and other forms of media.

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RECOMMENDING THE CITY COUNCIL ACCEPT THE ANNUAL REPORT OF THE
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WHEREAS, this annual report is statutorily exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to the Guidelines for the Implementation of CEQA, Section 15262, Feasibility and Planning Studies.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Pleasant Hill recommends the City Council accept the annual report and direct staff to transmit the report to the Governor's Office of Planning and Research and the State Department of Housing and Community Development.

ADOPTED by the Planning Commission, City of Pleasant Hill, on the 10th day of March, 2009.

AYES:

NOES:

ABSTAIN:

ABSENT:

GREG FUZ, Secretary
Planning Commission

Approved as to form:


DEBRA S. MARGOLIS, City Attorney